

VILLAGE OF HILLMAN PLANNING COMMISSION ANNUAL
REPORT TO THE VILLAGE OF HILLMAN COUNCIL

Members: Myron L. McIntire, Chair (Now resigned), John Post, Diania Smith, Joe Bouchey and Dave Hornbacher-Village Council Representative

Dear Hillman Village Council:

This is the annual report from the Village of Hillman Planning Commission to the Hillman Village Council reporting activities for calendar year January 1, 2023 to December 31, 2023. The planning commission met five times to discuss various items.

The Planning Commission is constantly reviewing the Zoning Ordinance for any changes that may need to be addressed including “Zoning Overlay” and the constantly changing requirements for solar, wind and battery storage facilities. The Planning Commission is following the Master Plan to promote downtown development and housing. Housing is the new “Economic Development.” The Village of Hillman received a Michigan State Land Bank Grant to acquire two blighted properties, tear down the houses and have the properties ready for new homes.

The Planning Commission approved a slaughterhouse in the Hillman Industrial Park using a Finding of Facts document to determine if the business met requirements.

The Planning Commission will continue monitoring the Zoning Ordinance and Master Plan to make sure any items that require addressing have been fully discussed and acted upon.

Meeting Summary:

January 16, 2023 Planning meeting started at 5 PM: The meeting was a discussion on industrial and other overlays to allow uses from other districts to be allowed in another district. For instance, a B-2 zoning use could be

overlayed in a B-1 to allow a use not allowed if no-one in the B-1 district objects and the parcel or business makes sense for that use. The issue was tabled until Denise Cline, the zoning specialist from NEMCOG could explain the details of how this type of zoning works.

Village Manager Dave Post reported that Dave Hornbacher, Chairman Myron McIntire and Dave Post attended a planning training in Gaylord that focused on solar and wind power.

Tuesday March 14, 2023 at 6 PM, the Planning Commission met in a special session. This was requested by Dennis Villeneuve asking for a special use permit for a slaughterhouse/meat packing/retail market in the Industrial Park. The slaughterhouse portion requires a "Special Use Permit." The commission went into a public hearing and took public comment. During the meeting, Deniss Cline had prepared the planning commission a Finding of Fact Report that was gone through to determine the compatibility of the slaughterhouse with the Industrial Park, and if Mr. Villeneuve's operation met requirements under Village Zoning. It was found that the operation was compatible with Village Zoning. Mr. Villeneuve agreed to work closely with the Village to make sure the operation stayed in compliance with any Village requirements including required treatment of waste.

The Special Use Permit was granted to have a slaughterhouse at 200 East Progress Street based on the Finding of Facts contained in Report #01-2023 with conditions that Mr. Villeneuve follow his submitted plan of operations. Unanimous Vote.

May 9, 2023 Planning Meeting at 5 PM. The Planning Commission renewed the Special Use Permit for the Hillman Christian Academy. Conditions for issuing the permit included fencing for the play area. That condition was met, and the Planning Commission voted to give the Special Use Permit without restrictions.

Denise Cline was present at the meeting to explain "conditional zoning" as a way to allow an overlay of a use. This would allow "Industrial Overlay" and "Conditional Rezoning." It was agreed at the meeting that the Planning

Commission would hold a public hearing at the next meeting in July and take public comment.


July 12, 2023 Planning meeting at 6 PM. The Planning Commission held a "Public Hearing" to discuss an Ordinance to amend Village Zoning Section 4.12 to create an "Industrial Overlay District" and amend Article 10 to add "Conditional Rezoning." They discussed how that process would work. The Planning Commission closed the public hearing at 6:25 PM and the Commissions discussed the proposals.

It was the recommendation of the Planning Commission to send Ordinance 2023-01 to the Village Council for adoption.

October 16, 2023 Planning Meeting at 6 PM. The Planning Commission reviewed their activities for 2023 and discussed what future issues that may need to be addressed.

An ordinance to allow chickens in the Village on a limited basis was discussed, and a sample ordinance was sent to the Village Council for review and action.

The Planning Commission will have a busy 2024 as housing will be a major issue and downtown redevelopment will be a priority.

David J. Post 
Hillman Village Manager and Zoning Administrator

Date: 3/1/2024